

**VILLAGE OF COLD SPRING PLANNING BOARD
85 MAIN STREET, COLD SPRING, NEW YORK 10516
Regular monthly meeting and
Workshop with Butterfield Realty LLC**

January 8, 2014

Members present: Chairman, B. M. Molloy; **Members:** Karn Dunn, Anne Impellizzeri, James Pergamo and Arne Saari **also present:** Anna Georgiou from Wormser, Kiely, Galef and Jacobs LLP and Charles Voss from Barton & Loguidice

Present for the Applicant: Paul Guillaro from Unicorn Contracting and Ann Cutignola and Tim Miller from Tim Miller Associates, Steven Barshov from Sive Paget & Riesel

Chairman B.M. Molloy opened the meeting at 7:01 P.M.

1. Chairman's Remarks:

Chairman B.M. Molloy reviewed the process of the meeting.

2. Minutes:

The minutes of December 18, 2014 were reviewed. **A. Impellizzeri** moved to approve the minutes as amended and **A. Saari** seconded the motion. The revised minutes were approved unanimously.

3. Review of the EAF for Butterfield Realty LTD:

Chuck Voss reviewed the Expanded EAF, as last revised and submitted by Butterfield Realty LTD, with the Board members.

The Expanded EAF review inspired several questions by Board members. Based on their review of the Expanded EAF as last revised, Board members sought clarification concerning issues related to the project. Listed below are a few of these issues:

- The size of buildings.
- Protection of the Beech tree.
- Possible blasting during construction led to the following suggestions:
 - It was recommended to restrict the hours of blasting.
 - Suggested that nearby property owners will have to sign a paper to allow inspection of their homes before blasting begins.
 - Have a survey done before the pre blast and then again after the pre blast.
- The depth of test borings.
- Water pressure and utility services regarding adequate water capacity and water pressure and drainage with the added impervious surface. Ann Cutignola from Tim Miller Associates reviewed the storm water and drain collection basins.
- Possible easement access and the maintenance to Gateway park by the Village.
- There were no deed restriction limit phrases limiting the age of a resident who is not an owner. It was noted that the wording will be changed.
- Loading docks and screening will be determined under the zoning code.
- Visual impacts will be noted.
- 70% of the lawn, not all of it, will be retained.

Many of these issues, although largely addressed in the Expanded EAF, pertain to site plan review and are to be addressed during the Planning Board's site plan review process.

Ann Cutignola presented the Board with a packet which consisted of the following:

- Site Plan of Existing Conditions which indicates what trees will remain and what trees will be removed.
- General Access to the Butterfield Realty LTD site
- Internal Travel Right of Way.

Mr. Barshov addressed the issues raised by Planning Board members. Mr. Barshov concluded that based on the Board's comprehensive review of the Butterfield Expanded EAF to date, there appear to be no significant adverse environmental impacts from the action.

A memo detailing the Planning Board's environmental review timeline and process will be drawn up by Chuck Voss and reviewed at the next meeting.

Anna Georgiou and Chuck Voss will work together to develop a working draft of part 3 of the EAF for the Planning Board's consideration at the January 15, 2014 meeting.

The next meeting will be held on January 15, 2014.

Tim Miller noted the narrative submitted by Tim Miller Associates related to part 3 of the EAF.

4. Public Comments:

There were no public comments.

J. Pergamo moved to adjourn the meeting and **K. Dunn** seconded the motion. The meeting adjourned at 8:39 P.M.

B.M. Molloy, Planning Board Chairman

Date